

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: L

Location: 3001 Holts Chapel Road (North side of Holts Chapel Road between East Market Street and East Camel Street)

Applicant: Continental Company, LLC

Owner: Continental Company, LLC

For: Special Use Permit for a Salvage Yard, Scrap Processing Facility

- Conditions:**
- 1) Applicant shall install and/or maintain an evergreen screen (i.e. Leland Cypress trees) at a planting rate of not less than Type A around the subject property except where the property abuts a railroad right of way or other property owned by Applicant.
 - 2) Applicant shall implement and maintain dust control measures, such as frequent watering of the subject property, to control dust as necessary but in any event an average of not less frequently than every 72 hours.
 - 3) Applicant shall install and maintain a concrete driveway with catch basin to control water runoff at the subject property.
 - 4) Applicant shall install and maintain in good condition gravel and/or asphalt along the main travel areas of the subject property.
 - 5) Applicant shall implement street cleaning measures in front of the subject property to maintain the street in reasonably clean condition.
 - 6) Any exterior lighting on the subject property shall be directed away from adjoining properties.
 - 7) Any materials received on the subject property shall be recycled or processed and removed from the subject property within 90 days after delivery. Applicant shall make available for inspection by City of Greensboro at reasonable times Applicant's books and records to confirm timing of processing of materials at the subject property.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Salvage Yard (Scrap Processing Facility)
Acreage	5.462
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> N/A <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant Office-Warehouse (Some Small Industrial Uses)	HI
<i>South</i>	AFRC, Inc. / University Storage	HB / HI
<i>East</i>	Vacant Office-Warehouse (2)	HI
<i>West</i>	Paper Stock Dealers	HI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned Heavy Industrial since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

HI ZONING DISTRICT
HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.
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TRANSPORTATION	
Street Classification	Holts Chapel Road – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts	Holts Chapel Road ADT = 5000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Salvage America, Inc. is the leasee of this property. On February 8, 2005 Greensboro's Technical Review Committee approved a site plan for this property which indicated that the property would be developed as a Recycling Transfer Center. There was not enough information on the plan to indicate that the property would actually be used as salvage and scrap yard. If this information had been disclosed at that time, then the procedure would

have been to inform Salvage America, Inc. that a Special Use Permit was required to conduct such a business in a Heavy Industrial District.

On July 21, 2005 a Notice of Violation was issued for operating a salvage and scrap yard at this location without a Special Use Permit. The applicant was instructed to cease operation and obtain a Special Use Permit.

On August 5, 2005 Salvage America, Inc. appealed this Notice of Violation to the Greensboro Board of Adjustment and requested that the Zoning Administrator's interpretation of this land use be overruled.

The Board of Adjustment held a hearing on this matter on September 26, 2005 and, after weighing the evidence, voted 6 to 1 to uphold the Zoning Administrator's interpretation of this land use, i.e. that it was indeed a salvage and scrap yard and that a Special Use Permit was necessary to operate this business at this location.

East Market Street is a Reinvestment Corridor which is described as an older commercial corridor that would benefit from significant public and private investment to enhance its economic viability and strengthen adjacent neighborhoods. Staff does not believe that a salvage and scrap yard at this location would help achieve Comprehensive Plan goals for this Reinvestment Corridor.

Operation of this facility has had adverse impacts from heavy truck traffic, significant outside storage of scrap materials, noise and dust on surrounding properties and is aesthetically out of character with adjacent land uses. Such a land use belongs in a more isolated or remote location that being in such close proximity to the East Market Street corridor.

As a result, Staff does not believe that the finding can be made that this use will not substantially injure the value of adjoining or abutting property. Furthermore, staff believes that the location and character of this use will not be in harmony with the area in which it is to be located and it will not be in general conformity with the plan of development of the City.

GDOT: No additional comments.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.